

## GERMAN VILLAGE COMMISSION AGENDA

Tuesday, March 6, 2018

4:00 p.m.

German Village Meeting Haus – 588 S. Third Street

**Note:** The Historic Preservation Office is scheduled to move to 111 N. Front Street in early April 2018. Following the move, all Business Meeting and Hearings will be located at that address. Hearing room(s) to be determined.

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. If you have any questions, please call the city's Historic Preservation Office staff at 614-645-0664.

If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-7206 at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

### I. CALL TO ORDER

### II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 PM (NOON), Tuesday, March 27, 2018 -50 WEST GAY STREET (BEACON BUILDING)

### III. NEXT COMMISSION HEARING – 4:00 p.m., Tuesday, April 3, 2018 German Village Meeting Haus, 588 S. Third Street

### IV. SWEAR IN STAFF

### V. INTRODUCTION OF COMMISSIONERS

### VI. APPROVAL OF MINUTES, Tuesday, February 6, 2018

### VII. STAFF APPROVALS

### VIII. PUBLIC FORUM

- German Village Commission By-Laws Revisions – Mark Dravillas, Assistant Director, Planning Division
  - Updates required to Article VI (1) and (2) in regard to business meeting and hearing locations and public notice.
- Parking Variances - Nancy Kotting, Preservation Advocate, German Village Society

### IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS



## **STAFF RECOMMENDATIONS**

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:15 P.M.**

### **1. 18-3-7**

#### **Multiple Locations**

**Nancy Kotting/German Village Society (Applicant)**

**Multiple Owners**

*Installation of 20-30 signs for the German Village Interpretive Signage Trail was approved October 3, 2017 (COA# 17-10-21). Signs are to be located for a comprehensive appreciation of the physical place of German Village.*

*Following professional and focus group review in accordance with the requirements of the grant funding received, The sizes of all signage to be revised as indicated.*

#### Requested Modification

##### Size of Interpretive Signs

- All signs to measure eight inches by thirteen inches (8" x 13") as opposed to the previously approved measurement of seven inches by twelve inches (7" x 12").

#### Previous Approval Language:

- *Install 20-30 interpretive signs on various buildings and/or fences, per the submitted site plan and renderings.*
- *New signs to interpret the themes of German Heritage, Preservation Innovation, and Community.*
- *All signs to be installed at a consistent height on buildings or fences.*
- *All signs to be installed in a consistent location on buildings.*
- *All signs to be installed with a consistent mounting method.*
- *All fasteners to be placed into mortar, not into the brick face.*
- *This approval includes the following routes only: 1) Beginning at the German Village Meeting Haus, then following Beck Street between Third Street and Grant Avenue, and 2) Beginning at the German Village Meeting Haus, then extending southward to Schiller Park. Any/all other routes to return to the German Village Commission for review and approval.*

### **2. 18-3-8**

#### **655 City Park Avenue**

**Bello Giardino Landscaping (Applicant)**

**James Arnold (Owner)**

*An Application with landscape plan and current photos has been submitted.*

#### Front Walk

- Remove and relay front brick sidewalk measuring thirty-five feet long by seven feet wide (35'L x 7'w) adding new Belcrest #760 pavers as necessary per industry standards and City Building Code.

#### Patio

- Install five hundred eight-six square feet (586 sq. ft.) of Belcrest #760 pavers per submitted plan and in accordance with industry standards and City Building Code.
- Plant four (4) Hydrangea trees (5 gal.).

#### Install Retaining Wall

- Construct new forty-two foot long (42' L) Indiana Limestone retaining wall per submitted plan. Limestone wall to be two and one-half foot tall (2 ½' H) at the end-wall and overall planting space wall height to be nine inches (9"H).

## **HOLDOVERS**

### **3. 18-1-12 (not attending)**

**688 Mohawk Street**

**Donald Thibaut (Applicant/Owner)**

*An existing, rear elevation greenhouse structure was enlarged prior to review and approval. A code order has been issued. An application, footprint drawing, and photographs have been submitted.*

#### **Retain Temporary Greenhouse Structure**

- Retain the existing, rear elevation greenhouses structure, per the submitted site plan and photographs, as installed prior to review and approval.
- Structure replaces two (2) structures measuring 16' x 7' and 16' x 9'.
- Structure consists of cedar and plexiglass, and is bolted together for easy dismantling. It is bolted to the rear wall of the house.
- Structure to be installed in late fall and removed in spring each year to protect existing palm and citrus trees.

## **IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:25 P.M.**

### **4. 18-2-8**

**1034 Jaeger Street**

**Juliet Bullock Architects (Applicant)**

**John Kuijper & Edward Liang (Owners)**

*This application was reviewed February 6<sup>th</sup>, with the inclusion of a kitchen in the plan. Applicant has removed the kitchen from the plan. See associated, revised variances below.*

#### **Build New Carriage House**

- Construct a new, frame carriage house, per the submitted drawings.
- Carriage house to include a two-car garage at ground level, with bedroom/living space and bathroom above. No kitchen to be included.
- Exterior cladding to be Hardiboard siding with 5 ½" exposure.
- Roof to be asphalt shingles from the approved roofing shingles list.
- Shed dormer with two casement windows to face onto Blackberry Alley.
- Second floor windows on north, west, and south elevations to be one-over-one, double-hung sash.
- Two pedestrian entrances on west elevation to have two-panel fiberglass doors. Gooseneck light fixture to be above each door.
- Two carriage style, aluminum garage doors to face onto Blackberry Alley.

### **5. 18-2-9**

**1034 Jaeger Street**

**Juliet Bullock Architects (Applicant)**

**John Kuijper & Edward Liang (Owners)**

*An application, statement of hardship, site plan, elevation drawings, and photos have been submitted. Notice has been sent to neighboring property owners.*

#### **Request for Variance Recommendation**

1. 3332.38(H): To allow for habitable space over the garage not attached to the house.
2. 3333.38(G): Garage height allowed to exceed 15', whereas the applicant proposed 28' for finished space that includes a bath but no kitchen
3. 3332.26 Minimum Side Yard: For existing single family residence facing Jaeger to allow the north minimum side yard dimension to remain and be 1.5' in lieu of the 3' required by code.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:40 P.M.**

**6. 18-3-12**

**865 S. Third Street**

**Juliet Bullock Architects (Applicant)**

**Amna Cline & Scott Zach (Owners)**

*An application, site plan, elevation drawings, and photos have been submitted.*

Porch/Entry/Rear Addition Rehab

- Infill corner porch of non-original (1984), rear addition, per submitted plans.
- Construct new, open porch per submitted plans.
- Porch column to be wood.
- Porch deck to be concrete.
- Metal siding on infill and new addition to match existing metal siding.
- Asphalt roofing shingles to match asphalt shingles on existing rear addition.
- Install new, four-panel entry door on south elevation of infill, per submitted specifications.
- Install new, one-over-one, double-hung sash window on east elevation of infill, per the approved windows list.

**REHEARING**

**7. 18-1-15 (not attending)**

**179 East Deshler Avenue**

**William Hugus Architects (Applicant)**

**Chip Burke (Owner)**

*Application #17-12-28b, 179 East Deshler Avenue, was denied at the December 5, 2017 GVC hearing.*

*An appeals/rehearing application, statement of unusual and compelling circumstances, and window sample were submitted December 27, 2017 and was placed on the January 3, 2018 GVC agenda. Applicant requested to have the application continued to February 6<sup>th</sup> and then to the March 6<sup>th</sup> GVC hearing in their absence.*

Applicant requests a rehearing by the German Village Commission based on Unusual and Compelling Circumstances- "The property has little or no historical or architectural significance," pursuant to the rehearing process outlined in C.C. 3116.19.

- Reason(s) for Rehearing: To consider any unusual and compelling circumstances unaddressed in the original application or hearing, pursuant to the rehearing process outlined in Chapter 3116.19 of Columbus City Code.

**Applicant withdrew the application on February 21, 2018. NO ACTION REQUIRED.**

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00 P.M.**

**8. 18-2-12**

**207 East Deshler Avenue**

**Ziad Shaheen (Applicant/Owner)**

*Installation of a new fence was staff approved June 20, 2016. A single-sided fence was constructed with stringers facing neighboring property. A code order was issued March 1, 2017. Applicant returned to GVC on May 2, 2017. Following discussion, the Application was continued, with the direction that Applicant was to work with staff to design an appropriate modification of the 199 E. Deshler side of the fence. The modification was completed in August 2017, with final color to be submitted for approval. The color SW6797 "Jay Blue," was denied by the Commission on 1-3-2018. Applicant is providing additional information.*

Fence Paint Color

- Apply final paint/stain color to the north side of the existing fence, per the submitted color sample.
- Existing concrete posts to remain unpainted, as is.

## **NEW APPLICATIONS**

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:15 P.M.**

**9. 18-3-9**

**685 S. Third Street**

**Theresa Sugar (Applicant/Owner)**

*An Application has been submitted. The H. P. O. staff has met with the Applicant/Owner on site and assessed the existing window conditions. A complete renovation plan is ongoing with approvals for exterior work requested as needed. The approved windows (11 total) on the rear addition are Pella Architect Series wood windows.*

**Replace Windows.**

- Remove and replace seven (7), wood, two-over-two, double-hung sash windows.
- Install seven (7) new, Pella Architect Series double-hung, wood windows of the same dimension, profile, and size in the same locations; like-for-like.
- Exterior finish to be the same as the approved color schedule.

**10. 18-3-10**

**551 S. Third Street**

**Signcom Inc. (Applicant)**

**Cutler Real Estate (Owner)**

*An Application with current photos, measured drawing of awning and signs has been submitted with detailed work description.*

**Replace Awning**

- Remove deteriorated entry canopy awning and dispose of all debris.
- Install new canopy awning with site address per submitted plan.

**Signage**

- Install new two foot wide by two feet eight inch tall (2' W x 2' 8" H) wall panel sign per submitted measured drawing. (Total- 5.3 sq. ft.)
- Install new twenty-four inch by thirty inch (24" x 30") cabinet blade sign with concealed LED lights behind raised graphics for "halo" glow, per submitted measured drawing. (Total- 5 sq. ft.)
- All signs to be on the east elevation.

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:45 P.M.**

**11. 18-3-11**

**711 Mohawk Street**

**Steve Dempsey/Dave Fox Remodeling (Applicant)**

**Jerry & Jennifer Guy (Owners)**

*An Application with current photos, site plan, measured drawing, and window brochure has been submitted with detailed work description. Two (2) addition plans submitted.*

**Construct Two-Story Addition**

- Remove trellis and roof of existing one-story addition and add second story.
- Select from one of two exterior finish plans submitted.  
Plan 1( preferred): Brick veneer with limestone sill and headers;  
*Or*  
Plan 2) Exterior with Borral siding and trim.
- All windows to be Pella Reserve Series windows with clad exterior.
- Roofing shingles to be Slateline "English Gray".
- Restore landscaping excluding the trellis component.
- No tree removal to take place.
- Install new A. C. unit to the side elevation screened by plantings or fencing.

## **CONCEPTUAL REVIEWS**

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:00 P.M.**

### **12. 18-2-19**

#### **247-257 E. Livingston Avenue & Vacant Lot (Parcel #010-044326)**

**John Leonard/Berardi & Partners (Applicant)**

**Cedar Square, LLC. (Owner)**

*This application was conceptually reviewed at the February 6, 2018 GVC hearing: An application, site plan, floor plans, elevation drawings, and photos have been submitted.*

#### **Demolition**

- Demolish the existing, ca. 1981, two-story, brick building at 247-257 E. Livingston Avenue, per the submitted photographs. To be replaced by “Building A.”

#### **New Construction / 247-257 E. Livingston Avenue & Vacant Lot (Parcel #010-044326)**

- Build a new, four-story, 29 unit, residential building, with three-stories facing onto E. Livingston Avenue (north elevation), per the submitted drawings.
- Exterior cladding to include a combination of red and gray brick, and light-smooth face panel or cementitious siding.
- Windows to be wood, one-over-one, double hung sash with stone lintels and continuous stone sills.
- Some units facing onto E. Livingston Avenue to include window walls with steel guardrails.
- Adjacent surface parking lot to include 16 spaces.

#### **New Construction / Vacant Lot (Parcel #010-044326)**

- Build a new, four-story, 33 unit, residential building, with three-stories facing onto E. Livingston Avenue (north elevation), per the submitted drawings.
- Exterior cladding to include a combination of red and gray brick, and light-smooth face panel or cementitious siding.
- Windows to be wood, one-over-one, double hung sash with stone lintels and continuous stone sills.
- Some units to include window walls with steel guardrails.
- Adjacent surface parking lot to include 31 spaces.

*The following is from the February 6, 2018 GVC hearing:*

#### **Commissioner Durst:**

- *Asked if there is a possible development scheme in which parking variances would not be required.*

#### **Commissioner Panzer:**

- *Noted that the increase in permitted areas in the north part of German Village has resulted, in part, from non-German Village residents parking in non-permitted areas of German Village and walking downtown to work.*
- *The City may be permitting one parking space per bedroom, but that has not been done in German Village. There may be areas where that is appropriate, such as with new high-rise apartment buildings in the core of downtown, but that is a different circumstance.*
- *The Commission traditionally looks at massing, materials, and details. Cannot get past the massing of this project, as currently proposed.*
- *Appreciates how clearly the proposal has been laid out in the materials submitted for review.*
- *Is disturbed by the view of “Building E” rising above the Happy Dragon building, as well as a sheer wall rising along Blenkner Street next to small cottages.*
- *In regard to the German Village height guideline, the Commission has sometimes said that a flat roofed structure next to a gabled structure could mitigate that requirement a bit, but does not see that working as currently proposed.*
- *Understands the Applicant’s view about Livingston Avenue being an edge condition, but sees the edge condition as being on the north side of the street.*
- *The existing structures along Livingston may currently be commercial, but they are of a residential scale. To impose a massing that is so different from those residential structures can’t help but diminish the historic*



*character of those contributing structures. That character is what the Commission is enjoined to protect. There has to be respect for the existing historic fabric.*

Commissioner McCoy:

- *Need more clarification on how the parking count could work with the number of proposed residential units and a restaurant.*
- *Could not support the proposed density with the proposed parking.*
- *Is not in support of the proposed height. Understands the developers point of view that Livingston Avenue is an edge condition, but the height has been pushed back from Livingston towards the residences right behind it.*
- *Will need further details regarding fenestration. Would there be any solid masonry walls?*
- *Will be sensitive to the height and design of the south elevations facing onto German Village.*

Commissioner Hartke:

- *Asked for clarification regarding dedicated parking for the proposed restaurant. If the lot is blocked from S. Sixth Street, a lot of traffic would be concentrated onto Blenkner, a smaller street.*
- *Some residents may have no car, and some may have two cars. There should at least be parking for every resident on site. There is no on-street parking in the immediate area.*
- *In regard to traffic slowing down along Livingston in the future, and what is seen from the pedestrian way, the visual impact will be more important.*

Commissioner Thiell:

- *With 74 units proposed, there is a possibility of 148 cars. With only 54 spaces proposed, where would the other spaces come from? German Village residents will have to compete for parking spaces.*
- *Think the 1.5 required spaces needs to be met.*
- *The German Village guidelines apply to all buildings and sites out to the edge of the district.*
- *The interior of the district is not handled differently than along the edges.*

Commissioner Ferriell:

- *Appreciates how the use of color and setting the height back has been used to try to blend in with the existing buildings. Does not think the current proposal does the job. The massing is too much. It diminishes the importance of the nearby historic structures.*

**NO ACTION TAKEN**

**IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:15 P.M.**

**13. 18-3-12**

**33 E. Livingston Avenue & Vacant Lot (Parcel #010-044326)**

**JBAD/Attn.: Jonathan Barnes (Applicant)**

**Carl Fry (Owner)**

*An application, site plan, floor plans, and photos have been submitted. The Historic Preservation Officers have met with the applicant and conducted a site visit.*

Demolition

- *Demolish the existing, one-story, stucco building at 33 E. Livingston Avenue, per the submitted photographs.*
- *Construct a 129-room hotel.*

Retain and Rehabilitate

- *Retain and restore the historic residential structure located on the southeast corner of the site (45-46 E. Blenkner Street).*

## **STAFF APPROVALS**

*(The following applicants are not required to attend)*

- **18-3-1**

**539 South Fifth Street**

**Patrick Phillips (Applicant)**

**Marcia Bruce/LAMS United Properties, LLC. (Owner)**

Approve Application 18-3-1, 539 South Fifth Street, as submitted, with all clarifications noted:

Install New Window Signage

- Remove the three (3) existing, vinyl decals in the storefront windows on the east and south elevations.
- Install three (3) new, 6.75" High decals, reading "BUY – SELL –RENT", in the same locations, per the submitted rendering.
- Decals to be clear with white lettering.

- **18-3-2**

**72 Thurman Avenue**

**APCO Industries (Applicant)**

**Steve Carone (Owner)**

Approve Application 18-3-2, 72 Thurman Avenue, for renewal of expired COA # 16-12-3 (Expired: November 9, 2017), exactly as previously approved, for a period of one (1) year.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be the following from the approved shingles list:  

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
[ ] GAF	Royal Sovereign (standard 3-tab)	[ ] Nickel Gray
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red" or "Gray."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red" or "Gray."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents.

- **18-3-3**

**756 City Park Avenue**

**Jared Buck/Buck & Sons Landscape Service (Applicant)**

**George Walz (Owner)**

Approve Application 18-3-3, 756 City Park Avenue, as submitted, with all clarifications noted:

Install New Patio Pavers

- Remove the existing, brick pavers in the rear yard, per the submitted photographs.
- Install new, Unilock, Beacon Hill flagstone pavers in same location as existing patio, per the submitted landscape plan and product cut sheet.
- Existing brick to be reinstalled as a border around new paver patio, per the submitted landscape plan.

Install New Entrance Landing

- Remove the existing, non-original, wood, rear entrance landing, per the submitted photographs.
- Install new, TimberTech, composite wood, rear entrance landing, in same location, per the submitted landscape plan. Color to be "Stone Ash."



Install New Landscaping

- Re-grade all rear yard areas, as needed, to assure proper drainage away from the foundations of this and neighboring properties.
- Install new sod and plantings in rear yard, per the submitted landscape plan.
- Applicant has the option to remove or retain the existing, two (2) deteriorating Mulberry trees along the north side of the rear yard, as indicated on the submitted site plan.
- A plan for introduction of new trees to be submitted to Historic Preservation Office staff for review and approval prior to planting.

• **18-3-4**

**1034 Jaeger Street**

**Juliet Bullock Architects (Applicant)**

**John Kuijper & Edward Liang (Owners)**

Approve Application 18-3-4, 1034 Jaeger Street, as submitted, with all clarifications noted:

Remove Exterior Stairs & Doorway

- Remove the existing, non-original, non-contributing, exterior stairway with shed roof on the south elevation of the rear addition, per the submitted drawings and photographs.
- Remove the existing, non-original, second-floor door on the south elevation of the rear addition.
- Install paired, one-over-one, double-hung sash windows, with center mullion, on the south elevation of the rear addition to match existing windows on east elevation.
- Cut sheet for new windows to be submitted to Historic Preservation Office staff for review and approval prior to installation.
- Patch exterior wall and siding, to match existing.

• **18-3-5**

**789 Jaeger Street**

**Jerry Browning (Applicant/Owner)**

Approve Application 18-3-5, 789 Jaeger Street, as submitted, with all clarifications noted:

Exterior Painting

- Clean and prepare all existing, exterior, aluminum siding and aluminum-wrapped door, window, and other trim on the frame house for repainting.
- Apply the appropriate exterior paint for aluminum surfaces, in accordance with industry standards and manufacturers' specifications.
- Paint colors to be as follows: Body and Downspouts – (SW7081 “Sensuous Gray”); Trim – (SW7083 “Darkroom”).

Install New Storm Windows

- Remove existing storm windows on all window openings.
- Install new, low profile, aluminum storm windows on all window openings.
- New storm windows to be installed inside the existing window frame.
- Storm window color to be “Coal Black” or “Rustic Bronze.”
- Double caulk to provide air-tight installation on top and sides. Do not caulk breather holes.
- Horizontal bar on all new storm windows to align with horizontal sash bar on existing windows.
- Storm windows to operate smoothly.

- **18-3-6**

**649 Mohawk Street**

**David Pallas & Amy Rhine-Pallas, Trustees/Mohawk St. Revocable Living Trust (Applicant/Owner)**

Approve Application 18-3-6, 649 Mohawk Street, as submitted, with all clarifications noted:

Repair Slate Roof

- Replace any/all missing, damaged, and deteriorated slate on the main roof and dormers with new or used slate of the same color and profile, in accordance with all applicable City Code and industry standards.
- Retain existing tile ridge capping. Replace any damaged or missing tile with new or used tile of the same color and profile.
- Install new plumbing and exhaust vents, per the submitted photo illustration and roof plan. All new vents to be installed using existing or new vent openings, per the submitted plans.

Repair Windows

- Examine all existing, wood windows on all elevations, and make all necessary repairs to insure proper operation of upper and lower sashes.
- Repair any/all original, wood, double-hung windows, as needed, with new materials of exact same dimension and profile; like-for-like.
- Remove all glazing, points, and single-strength glass.
- Route out all stiles, rails, and muntins to an appropriate depth to accept double insulated glass.
- Existing, true-divided lite muntin pattern to be retained.
- Solid glaze all windows to ensure a weathertight seal on the exterior of the window between the wood and the glass. Allow time for new glazing to cure before applying paint.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- Note: Recommend that any historic wavy and/or bubble glass be retained for use in another application.  
Note: If the depth of any of the existing stiles, rails, and muntins is not sufficient to be routed out to accept double insulated glass, Applicant is to contact Historic Preservation Office staff.

Install New Basement Windows

- Remove all existing, original, deteriorated, wood, two-light awning windows, as determined by Historic Preservation staff site visit.
- Install new, Fiber Frame, 2100 Series, fiberglass, awning style windows.
- New, two-light, awning windows to fit the historic window openings.
- New windows to be installed to retain the existing setback.
- Cut sheet indicating color for new basement windows to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

**X. OLD BUSINESS**

• **18-3-14**

**503 South Third Street**

**Jon Halverstadt (Applicant/Owner)**

*Construction of a new garage was approved February 6, 2018. The associated variances were recommended for approval on January 3, 2018. Based on February 13<sup>th</sup> comments of Zoning Department Staff, the previous list of variances has changed, as listed below. The site plan and elevation drawings have not changed.*

Request for Variance Recommendation

1. 3332.18, Basis of computing area.  
To increase the total lot coverage from 56.11% (1,474.61 square feet) of the lot area to 70.84% (1,847.84 square feet). (Fifty percent (50%; 1,314.095 square feet) is the maximum lot coverage allowable.)
2. 3332.27, Rear yard.  
To reduce the required rear yard from 25% of the total lot area (657.05 square feet) to 5.52% (145.08 square feet). The existing rear yard is 19.9% (523 square feet) of the total lot area.
3. 3332.25, Maximum side yards required.  
To reduce the maximum side yards from 20% of the width of the lot (8.3 feet) to 3.6% of the width of the lot (1.5 feet).
4. 3332.26, Minimum side yard required.  
To reduce the minimum side yard on the south from 5 feet to 0 feet and on the north from 5 feet to 1.5 feet.
5. 3332.21, Building lines.  
To reduce the required building setback from 10 feet to 3.7 feet (existing condition).
6. 3321.05, Vision clearance.  
To reduce the required vision clearance from 10 feet to 3.7 feet at the corner of an alley and a street (existing condition).

Previously recommended variance package:

1. 3332.18 - Basis of computing area.  
*Area shall be computed based on the following guidelines:  
(D) Wherein no dwelling hereafter erected shall occupy alone or together with any other building greater than 50 percent of the lot area; nor shall any manufactured home hereafter erected occupy alone or together with any building greater than 50 percent of the lot area.*

*Total lot size: 2628.195*

*Previous lot coverage:(Old Garage+House) = 1473 sq ft.; 1473/2628.195 = 56% lot coverage*

*The current structure is non-conforming.*

*New lot coverage: (New Garage+House) = 1771 sq ft.; 1771/2628.195 = 67% lot coverage - Adding 11%*

2. 3332.27 - Rear yard.  
*Wherein each dwelling, residence or principal building shall be erected so as to provide a rear yard totaling no less than 25 percent of the total lot area.  
A legally sufficient perimeter yard shall satisfy the rear yard requirement for a multiple dwelling development located in an R-4 residential district.*

*Current yard coverage= 30%*

*The current structure is non-conforming.*

*New Yard coverage= 74%*

**XI. NEW BUSINESS**

**XII. ADJOURNMENT**